

DIRECT



MOVES



## Fernhill Avenue , Weymouth DT4 7AD

- Ground Floor Two Bedroom Apartment
  - Under-Floor Heating throughout
  - Well Presented Throughout
- Excellent Range of Nearby Amenities
- Highly Desirable Lodmoor Location
- Moments From Weymouth Beach and Town Centre
- Generously Proportioned Open Plan Living Space
  - Communal Car Parking Area & Lawns
  - £800 Service Charge per annum
  - High specification build in 2009

**Offers Over £220,000 Share of Freehold**



### Front of Property

A concrete and patio laid drive leads to both the communal front and rear parking areas, a communal green provides a pleasant outdoor space. The frontage is adorned with a variety of mature shrubbery. A stylish communal entrance door with buzzer system provides access into the well maintained communal hallway where a front door leads into the flat.

### Inner Hallway

Phone buzzer, ceiling spotlights, doors into all rooms. cupboard providing storage and housing meters and underfloor heating manifold which provides Gas fired under floor heating to the whole property.



### Bedroom One

15'8" x 11'5"

A large front aspect double bedroom, double glazed window, alcove ideal for wardrobe, ceiling spotlights,

### Bathroom

6'6" x 5'10"

Primarily tiled bathroom with a large wall to wall bathtub featuring handheld shower attachment, tiled flooring, extractor fan, low level WC, hand wash basin with stainless mixer tap, ceiling spotlights and mirror with lighting.

### Bedroom Two

9'6" x 9'2"

Front aspect room with a double glazed window, alcove ideal for freestanding wardrobe or built-in storage, ceiling spotlights, outlook onto communal front garden,

### Open Plan Living

17'0" x 12'5"

Dual aspect, generous space, light and airy, large front aspect bay window, side aspect obscured double glazed window, ceiling spotlights, an opening provides seamless access into the kitchen.

### Kitchen

9'10" x 6'6"

Range of eye and base level units, with incorporated gas hob, electric oven, with extractor above, composite 1.5 sink with mixer tap, incorporated washer/ dryer, space for fridge freezer, Vaillant boiler in cupboard.

### Communal Parking & Lawn

Communal car park provides residents parking, an area laid to lawn provides further

communal garden space, the space is fully fenced enclosed and adorned with shrubbery.

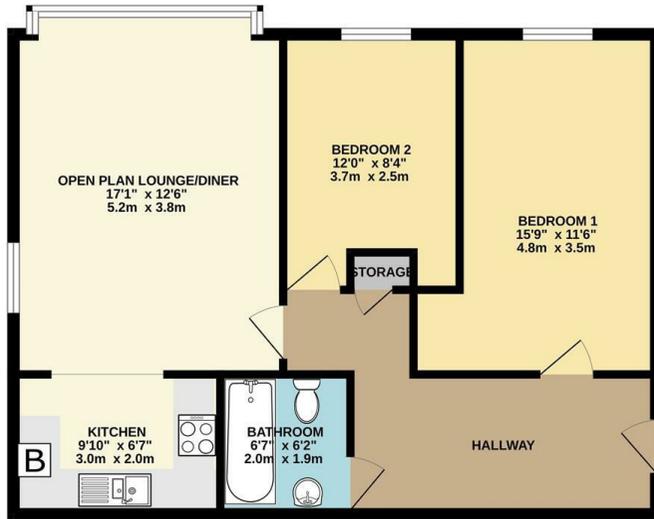
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Local Authority  
Council Tax Band C  
EPC Rating C

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. (Made with Metropix 0202)

**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
sales@directmoves.com  
<https://directmoves.com/>

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